

# WEST VALLEY CITY PLANNING COMMISSION PUBLIC HEARING AGENDA

**December 10, 2003**

Planning Commission Technical Committee.....December 2, 2003 @ 8:00 a.m.  
Planning Commission Study Session.....December 3, 2003 @ 3:00 p.m.  
Planning Commission Pre-Meeting.....December 10, 2003 @ 3:00 p.m.  
Planning Commission Meeting.....December 10, 2003 @ 4:00 p.m.

\_\_\_\_ Harold \_\_\_\_ Brent \_\_\_\_ Paul \_\_\_\_ Karen \_\_\_\_ Jack \_\_\_\_ Terri

## **ZONE CHANGE APPLICATION:**

- Z-18-2003** Petition by **KEITH & VALORA MACMILLAN** requesting a **zone change** from 'A' (agriculture) to 'R-1-8' (residential, single family, minimum 8,000 sq. ft. lot size). The property is located at 5079 West and 5087 West 3500 South on 0.62 acres. (Staff - **Steve Pastorik** at 963-3545)
- Z-19-2003** Petition by **IVERSON HOMES, LC** requesting a **zone change** from 'A' (agriculture) to 'R-1-10' (residential, single family, minimum 10,000 sq. ft. lot size). The property is located at 4016 West 3100 South on 2.05 acres. (Staff - **Steve Pastorik** at 963-3545)

## **ZONE TEXT CHANGE APPLICATION:**

- ZT-16-2003** Petition by **WEST VALLEY CITY** requesting an amendment to the **sign standards** in an RB Zone. (Staff - **Jody Knapp** at 963-3497)

## **SUBDIVISION APPLICATIONS:**

- S-19-2002** Petition by **HAL WINTERROSE** requesting **final plat approval** for the **Sunset Cottages Subdivision**. The subdivision is located at 3650 South 3200 West, consisting of 14 lots on 1.9 acres. (Staff - **Steve Lehman** at 963-3311)
- S-20-2003** Petition by **JEFF CONDIE** requesting **preliminary approval** for the **Condie Estates Subdivision**. The subdivision is located at 4250 South 4800 West, consisting of 39 lots on 12.7 acres. (Staff - **Steve Lehman** at 963-3311)
- S-21-2003** Petition by **JEFF CONDIE** requesting a **minor subdivision** for the **Condie Estates No. 3 Subdivision**. The subdivision is located at 4230 South 4625 West, consisting of 4 lots on 1.2 acres. (Staff - **Steve Lehman** at 963-3311)
- PUD-4-1999** Petition by **WEST VALLEY CITY** requesting consideration to **vacate a portion of open space** between lots 255 and 256 in the Sugarplum Farms Phase 2 Subdivision. This property is located at 2870 South Impalla Circle. (Staff - **Steve Lehman** at 963-3311)

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**Page 2 of 2**

**CONDITIONAL USE APPLICATIONS:**

- C-55-2003**            Petition by **ATLANTIS BURGERS** requesting conditional use approval for a **speaker window**. The business is located at 7134 West 3500 South on 0.74 acres, and is zoned 'C-2' (general commercial). (Staff - **Jody Knapp** at 963-3497)
- C-56-2003**            Petition by **CHARITY JAMES** requesting conditional use approval for a major home occupation as a **preschool**. The business would be located at 5656 West Braemar Court on .06 acres, and is zoned 'RM' (residential, multiple family allowed). (Staff - **Jody Knapp** at 963-3497)
- C-57-2003**            Petition by **IHOP RESTAURANT** requesting conditional use approval for a **restaurant**. The business would be located at 3120 South 5600 West on 1.1 acres, and is zoned 'C-2' (general commercial). (Staff - **Steve Pastorik** at 963-3545)
- C-58-2003**            Petition by **MOUNTAIN AMERICA CREDIT UNION** requesting conditional use approval for a **financial institution**. The business would be located at 2959 S. Glenn Eagle Dr. (5640 W.) on 0.96 acres, and is zoned 'C-2' (general commercial) (Staff **Ron Weibel** at 963-3361)

**PLANNING COMMISSION BUSINESS**

Update - City Council, Board of Adjustment, Redevelopment Agency.  
Approval of minutes from December 3, 2003 (Study Session)  
Approval of minutes from November 12, 2003 (Regular Meeting)

West Valley City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Lori Cannon, 963-3282.